169.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,400 / 677,400
					USE VALUE:	677,400 / 677,400
					ASSESSED:	677,400 / 677,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON BRIAN P
Owner 2:	CHENG CATHERINE F
Owner 3:	
Street 1:	85 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHENG PETER HUNG ON--ETAL -
Owner 2:	CHENG SHANG YEE -
Street 1:	28 WHIPPLE ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1575 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7848.000	218,600		458,800	677,400
Total Card	0.180	218,600		458,800	677,400
Total Parcel	0.180	218,600		458,800	677,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.10 /Parcel: 430.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111872

GIS Ref

GIS Ref

Insp Date 06/14/18

!13058!

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	218,600	0	7,848.	458,800	677,400		Year end	12/23/2021
2021	101	FV	211,000	0	7,848.	458,800	669,800		Year End Roll	12/10/2020
2020	101	FV	211,000	0	7,848.	458,800	669,800	669,800	Year End Roll	12/18/2019
2019	101	FV	185,500	0	7,848.	458,800	644,300	644,300	Year End Roll	1/3/2019
2018	101	FV	185,200	0	7,848.	386,700	571,900	571,900	Year End Roll	12/20/2017
2017	101	FV	185,200	0	7,848.	353,900	539,100	539,100	Year End Roll	1/3/2017
2016	101	FV	185,200	0	7,848.	301,500	486,700	486,700	Year End	1/4/2016
2015	101	FV	173,400	0	7,848.	262,200	435,600	435,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:04:23

LAST REV

Date	Time
07/05/18	11:44:27

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13058

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHENG PETER HUN	55096-148		8/2/2010		370,000	No	No		
	13716-673		6/1/1979		58,000	No	No		Y

USER DEFINED

Prior Id # 1:	111872
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2017	1225	Re-Roof	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	355	PATRIOT
12/13/1999	Meas/Inspect	243	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7848		Sq. Ft.	Site		0	70.	0.84	7									458,809						458,800	

Total AC/HA:	0.18017	Total SF/SM:	7848	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,809	Spl Credit		Total:	458,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	146.985
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316860
Depreciation:	98226
Depreciated Total:	218633

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

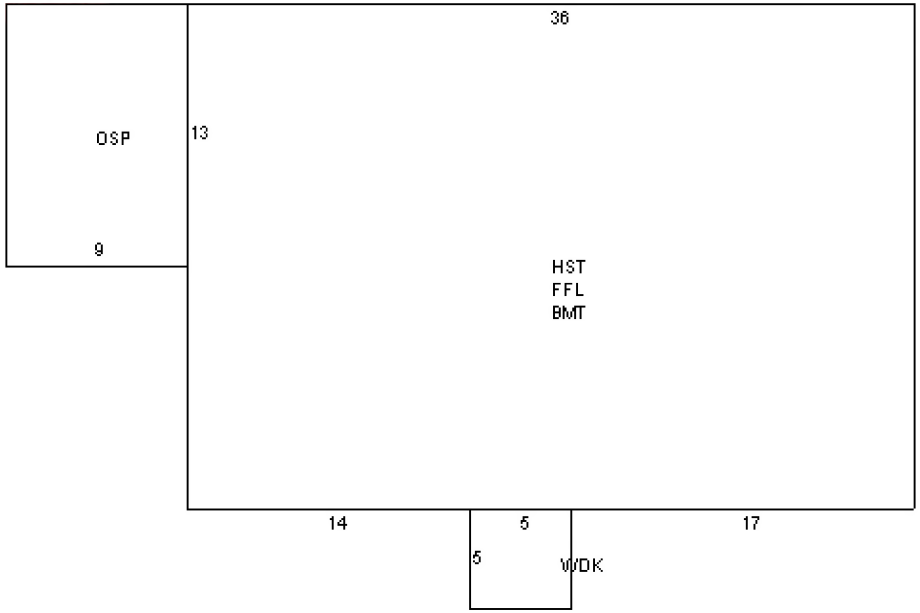
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.99
Special Features:	0	Val/Su Net:	91.39
Final Total:	218600	Val/Su SzAd	161.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	51.260	46,135
FFL	First Floor	900	146.990	132,287
HST	Half Story	450	146.990	66,143
OSP	Screen Porch	117	33.320	3,898
WDK	Deck	25	15.840	396

Net Sketched Area:	2,392			Total:	248,859
Size Ad	1350	Gross Area	2842	FinArea	1575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	